



March 31, 2011

**AGENDA ITEM 6**

Ms. Dawn McDivitt  
County of Los Angeles Chief Executive Office  
Hall of Administration, Rm. 754  
500 West Temple Street  
Los Angeles, CA 90012

Re: Civic Park, Los Angeles, CA  
Increase in Park Budget

Dear Dawn,

The \$56,000,000 Park Budget was based on receiving \$4,280,000 in interest on the \$50,750,000 paid by GALA to the Authority for the Civic Park. As of December 31, 2010, the actual accrued interest earnings amounted to \$4,519,629, equating to \$239,629 of additional interest. If future additional interest is conservatively projected at 0.75% per annum, the Park Budget can potentially increase as follows (Attachment 1):

Additional interest accrued as of 12/31/10	\$239,629
Projected future additional interest (.75% per annum)	<u>\$266,841</u>
Total projected additional interest	\$506,470

We respectfully request to revise the Civic Park Budget by an additional \$500,000 to fund the "Fountain Interactive Jets in the membrane pool, Alternate 1" noted in Civic Park Change Order No. 1, Item 16a (Attachment 2). Upon approval, the new Civic Park Budget will be increased to \$56,500,000 (Attachment 3).

Sincerely,  
Grand Avenue Park Development, LLC

Barry Widen  
Vice President

APPROVED:

APPROVED:

\_\_\_\_\_  
Dawn McDivitt  
Chief Executive Office  
County of Los Angeles, CA

\_\_\_\_\_  
date

\_\_\_\_\_  
Grand Avenue Authority

\_\_\_\_\_  
date

Attachments

cc: Steve Eimer

## PROPOSED CIVIC PARK BUDGET

REVISED MARCH 31, 2011

### HARD COSTS (\$45,500,000.00\*)

Construction Cost	\$44,700,000.00*
County Fees	\$800,000.00

### SOFT COSTS (\$11,000,000.00)

Pre-Development	\$1,111,347.84
Professional Fees	\$4,749,830.00
Project Management Staff, office rent, office supplies, and equipment only	\$2,000,000.00
Other Soft Costs Testing, inspection, legal, presentation materials, reimbursable expenses (includes Developers insurance and reimbursable expenses)	\$1,505,122.16
Soft Cost Contingency	\$20,000.00
Grand Avenue Committee funding	\$748,000.00
Pre-Opening	<u>\$865,700.00</u>

TOTAL BUDGET	\$56,500,000.00
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\*Increase to revise Park Budget